

Submitter: Jill Russel
On Behalf Of: Myself
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3136

Testimony in favor of HB 3136: Fairness in Planning Commission Representation

Esteemed Representatives,

Oregon's land use planning commissions should reflect the broad expertise of our communities. Yet, an outdated provision in state law unfairly limits the participation of real estate professionals—such as agents, builders, and architects—by capping their representation in a way no other industry faces.

HB 3136, sponsored by Representative Breese-Iverson and Senators Meek and Anderson, removes this arbitrary restriction while maintaining the existing rule that ensures no more than two planning commission members come from the same profession. This reform keeps occupational diversity intact while eliminating an unfair carveout that disproportionately affects those in real estate-related professions.

Currently, a nurse, a doctor, and a physical therapist can serve together, but a real estate agent, home builder, and commercial architect cannot. This restriction creates inequity and limits the knowledge available to inform critical land use decisions.

HB 3136 is a straightforward fix that:

- ? Ensures fairness in public service opportunities
- ? Strengthens planning commissions with a broader range of expertise
- ? Supports informed, balanced decision-making in land use planning

This bill is about good governance, fairness, and ensuring our land use policies are guided by expertise—not outdated restrictions. I urge your support for HB 3136.

Thank you for your continued service to our state,

Jill Russel